

# ZONING OVERHAUL

An architectural sketch of a city street scene. The drawing is in a loose, hand-drawn style with visible pencil or pen lines. It shows a street with several cars parked along the side. On the left, there are tall, multi-story buildings with many windows. On the right, there are more buildings, some with dormer windows, and a large tree. The overall scene is a dense urban environment.

## PLANNING TO ZONING

**FROM A VISION, TO A PLAN, TO LAW**

Turning a comprehensive plan, station area plan,  
and neighborhood plans into zoning law.

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Prosperity and  
diversity can  
coexist.

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Somerville Resident at  
Somerville By Design Meeting

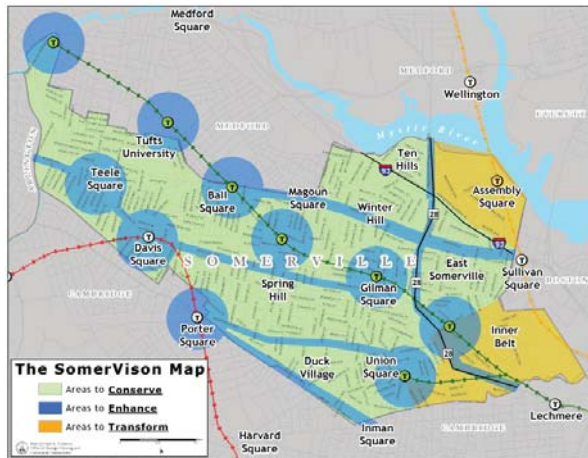
## IT ALL STARTS WITH A VISION

Successful communities plan for their future, using open and inclusive processes. The SomerVision Comprehensive Plan was created in a grassroots process between 2009 and 2012 to help Somerville guide change. Community members identified the values they hold dear, and recommended steps to implement a shared vision.

## GOALS OF SOMERVISION

By 2030, SomerVision calls for:

- 30,000 new jobs
- 125 acres of new public open space
- 6,000 new housing units
- 1,200 affordable housing units
- 50% of new travel via transit, bike or walking
- 85% of new development in transitioning industrial areas served by public transit



## HOW DO WE GET THERE?

It's not enough to create goals, we've got to dive in and set goals that contribute to the greater comprehensive plan. For this reason we do neighborhood plans.

## NEIGHBORHOOD PLANS

The Somerville By Design neighborhood planning program empowers local residents and stakeholders to shape the future of the neighborhoods they know and love.



## ZONING = THE LAW

The proposed zoning ordinance and zoning map reflect the goals of the SomerVision plan and the completed neighborhood plans. The zoning turns the community's goals and priorities into a legal document that makes them enforceable as the city grows and changes.

## WHERE ARE WE?

Currently, the plans for the Gilman Square and Lowell Street station areas are complete. Innerbelt and Brickbottom's planning is complete as well, although the City is seeking comments on their neighborhood plans. There is some more work to be done on plans in Davis Square, Ball Square and East Somerville. Winter Hill and Union Square planning processes are still ongoing.

## IN PROCESS

Going forward, as neighborhood plans are completed, zoning amendments will be proposed to adopt any zoning recommendations in the plan.

## ARE WE DONE YET?

It's best practice to update comprehensive plans every 5 years, so although the current plan is done, there will be a chance to review goals on a regular basis. Recently, the Mayor has asked the SomerVision committee to review and raise the housing goals, based upon the regional need for more housing and affordable housing.

## NON-ZONING RECOMMENDATIONS

The SomerVision plan has over 500 goals, policies and actions. While some can be implemented through zoning, others require different initiatives and projects. OSPCD is working with other city departments to implement recommendations from the SomerVision plan and the neighborhood plans that can't be implemented through zoning.



**CONTACT US**  
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**Mayor**  
**Joseph A. Curtatone**

**STRATEGIC  
PLANNING &  
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